APPENDIX

About the Environmental Cleanup Responsibility Act (ECRA), New]

The ECRA program is analogous to the home buyer protection p] instituted by many municipalities throughout the state. In an effort t tain the quality of housing, many boroughs and townships instituted p: that require municipal inspections of those homes that are for sale. The tion is used to determine flaws in the heating, plumbing, or electrical plus any other major hazard that may be existing. If the home owner < fix the identified hazards, the municipality may withhold a certificate pancy to the buyer, thereby voiding the pending sale of the propert) local programs have been implemented in an effort to improve the qi life. ECRA is no different.

The need for the ECRA program is well-documented. Too often, un ing buyers of industrial establishments find out, after the purchase, facility has hidden environmental problems for which they, as the new may not be responsible. Abandoned industrial establishments are ofter ered to be the source of soil, ground water, and surface water contam For example, old landfills, unreported spills of hazardous substances lined waste lagoons may have been used and then covered over prior to Unfortunately, some industrial establishments abandon operations, state and federal agencies with the task of either taking remedial action own or instituting legal action to compel the company to clean up Abandoned properties with serious contamination are often economic developable and require state and federal tax dollars to pay for the dec nation of the site before private capital will be invested. In any case.

SOURCE: New Jersey Department of Environmental Protection, Trenton, N.J.